

# Wireless Communications Facilities Ordinance Amendment

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## ARTICLE I. ADMINISTRATION AND PROCEDURES

### Sec. 1.403. Additional conditions for specific conditional uses.

#### K. ~~Personal wireless service facility~~ **WIRELESS COMMUNICATIONS FACILITY (WCF) TYPE 4.**

1. All use permits shall be granted for a maximum of five (5) years from the date of City Council approval. The applicant shall be responsible for initiating a review of the approved wireless facility and shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for the use permit. If a new use permit is not granted, the applicant shall be responsible for the removal of the facility. When a use permit is granted for a co-location on a facility with an existing use permit, the action of granting the new use permit shall extend the existing use permit so that they will expire simultaneously.
2. To the degree a proposed ~~PWSE~~ **WCF** ~~to meet~~ **MEETS** height requirements set forth in this ordinance, no use permit shall be granted when heights are found to be intrusive, obtrusive or out of character with the surrounding area.
3. Antennas and pole diameters shall ~~blend~~ **BE HARMONIOUS** with the existing context and not be intrusive or obtrusive on the landscape or views.
4. The shape of the ~~PWSE~~ **WCF** shall blend with other similar vertical objects and not be intrusive in its setting or obtrusive to views.
5. The ~~PWSE~~ **WCF** shall blend into its setting and, to the extent that it is visible, not be intrusive on the landscape or obtrusive on views.

**ARTICLE I. ADMINISTRATION AND PROCEDURES**

**Sec. 1.906. Zoning Administrator review of minor applications.**

The Zoning Administrator shall have the authority to approve minor development applications to the Development Review Board. The Zoning Administrator shall have the discretion to determine if a development application is minor. Minor applications may include, but not be limited to:

- A. Exterior finish and color changes;
- B. Minor additions;
- C. Landscaping;
- D. Signs;
- E. Site plan revisions; and/or
- F. **SATELLITE RECEIVING EARTH STATIONS IN EXCESS OF ONE (1) METER IN DIAMETER IN ALL DISTRICTS; AND/OR**
- G. ~~Minor personal wireless service~~ **TYPE 1 AND TYPE 2 WIRELESS COMMUNICATIONS** facilities, **SUBJECT TO SECTION 7.200 H.** ~~limited to the following types:~~

- 1. ~~Building mounted~~
- 2. ~~Mounted to existing poles~~
- 3. ~~Mounted to existing towers; and/or~~
- 4. ~~Roof mounted whip antennas~~

which do not result in a reduction of any development standard and do not significantly alter the character established with the original Development Review Board **OR WIRELESS COMMUNICATIONS FACILITY USER GUIDELINES** or other necessary approvals. Appeals filed by the applicant of conditions of administrative approvals or administrative denials of minor cases shall be heard by the Development Review Board.

**ARTICLE III. DEFINITIONS**

**Sec. 3.100. General.**

**ALTERNATIVE CONCEALMENT WCF MEANS A FREE-STANDING UNOCCUPIED STRUCTURE THAT CAMOUFLAGES, INTEGRATES, OR CONCEALS THE PRESENCE OF WIRELESS COMMUNICATIONS FACILITY ANTENNAS. SOME EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, ART/SCULPTURES AND ARTIFICIAL TREES, CACTI, AND ROCK FORMATIONS. THIS DOES NOT INCLUDE ANTENNAS CONCEALED IN BUILDINGS AND WITHIN FLAGPOLES.**

*Antenna* means a device from which ~~wireless radio~~ **FREQUENCY** signals are sent from and/**OR** received. **SOME EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO,** by a ~~personal wireless facility:~~

- A. ~~Whip antenna is a long and thin device that transmits and/or receives radio frequency signals in a three hundred sixty (360) degree radial pattern.~~
- B. ~~Panel antenna is a relatively flat rectangular device that transmits and/or receives radio frequency signals in a directional pattern of less than three hundred sixty (360) degrees.~~
- C. **AND** ~~Dish antenna. is a bowl-shaped device for the reception and/or transmission of radio frequency communications signals in a specific directional pattern.~~

*Building mounted antenna* shall include any antenna that is **LOCATED ON THE ROOF OR** attached to the walls of, or integrated into buildings, church steeples, cooling towers, elevator bulkheads, parapets, penthouses, fire towers, tanks, and water towers, or other structures.

**CANISTER-MOUNT MEANS A CYLINDRICAL SHAPED FORM CONCEALING WIRELESS COMMUNICATIONS ANTENNAS MOUNTED ON TOP OF A MONOPOLE, UTILITY POLE, OR TOWER.**

*Co-location* means the use of a single mount and/or ~~site~~ **STRUCTURE** by more than one (1) ~~personal wireless service~~ **WIRELESS COMMUNICATIONS FACILITY SERVICE PROVIDER. SOME EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, A TOWER, A MONOPOLE, A POWER POLE, AND A SPORTS AND FIELD LIGHT POLE.**

*Equipment cabinet* means an enclosed shed or box at the base of or near a ~~PWSF~~ **WIRELESS COMMUNICATIONS ANTENNA** mount within which are housed, among other things, batteries, **CABLES, CABLE TRAYS,** and electrical equipment (hereinafter referred to as "equipment"). ~~This equipment is connected to the antenna by cable.~~

*Monopole* means a facility used exclusively for ~~PWSF~~ **WIRELESS COMMUNICATIONS ANTENNA** mounts and is self-supporting with a single shaft of steel, concrete or wood. **MONOPOLES WITH A FLAG (ANTENNAS CONCEALED WITHIN FLAGPOLES) ARE FOUND IN SECTION 7.200 H.**

*Mount* means the ground or the structure to which a ~~PWSF~~ **WIRELESS COMMUNICATIONS FACILITY** is attached.

~~*Personal wireless service facility or PWSF* means a facility for the provision of personal wireless services as defined by the Telecommunications Act of 1996, and any amendments thereto. Personal wireless service facilities are composed of two (2) or more of the following components:~~

- A. ~~Antenna~~
- B. ~~Mount~~
- C. ~~Equipment cabinet~~
- D. ~~Wall or security barrier~~

~~The height of monopoles and towers shall be measured from natural grade to the top of all appurtenances. The height of rooftop mounted communication equipment shall be measured from the roof elevation to the top of all appurtenances. The~~

height of building mounted communication equipment shall be from the top of the equipment to natural grade. All equipment shall be unmanned.

Such facilities shall be categorized as either minor or major facilities, but not both, as follows:

A. ~~Minor personal wireless service facilities shall include:~~

- ~~1. Building mounted facilities in any zoning district, including the downtown (D) district.~~
- ~~2. Monopoles or towers up to a height of eighty (80) feet including all antennas in the following districts: I-1, C-4, S-S. Any new monopole or tower shall be separated from the nearest monopole or tower a distance of one-quarter (1/4) mile. Exceptions: I-1 and C-4 are not subject to minimum separation unless the facility is located within three hundred (300) feet of a designated arterial or collector street, or an R-1 zoned property.~~
- ~~3. Monopoles up to a height of forty (40) feet in the following districts: C-S, C-2, C-3, P.N.C., P.C.C., P.R.C., C-O, PCP, S-S, W-P. These facilities shall have a four foot maximum width for the antenna array and no antennas other than panel antennas shall be allowed. Monopoles up to fifty (50) feet in height will be allowed in these districts if the pole will accommodate co-location, with two (2) providers locating facilities on the pole at the time of final plans approval. No antennas other than panel antennas shall be allowed. Any new monopole or tower shall be separated from the nearest monopole or tower a distance of one-quarter (1/4) mile. Exceptions: I-1 and C-4 are not subject to minimum separation unless the facility is located within three hundred (300) feet of a designated arterial or collector street, or an R-1 zoned property.~~
- ~~4. Rooftop mounted equipment up to fifteen (15) feet in height in the following districts: C-2, C-3, C-4, C-O, D, I-1, P.C.P. P.C.C., P.N.C., P.R.C., S-S, W-P. antenna arrays shall have a maximum width of four (4) feet.~~
- ~~5. Ground mounted equipment cabinets up to fifteen (15) feet in height.~~
- ~~6. Co-location on existing communication equipment, up to eighty (80) feet in total height. The replacement or extension of an existing pole shall not add more than twelve (12) feet to the height of the existing pole and shall not exceed the diameter of the existing pole by sixty (60) percent.~~
- ~~7. Joint use installations on public school and city park ballfield lights, up to eighty (80) feet in total height. The replacement of an existing pole shall not add more than twelve (12) feet to the height of the existing pole and shall not exceed the diameter of the existing pole by sixty (60) percent. These facilities shall have a four foot maximum width for the antenna array and no antennas other than panel antennas shall be allowed.~~
- ~~8. Facilities that are located on sixty-nine (69) kilovolt, or above, electrical utility poles that are not included in a city council approved plan for removal. Electrical utility poles may be increased no more than twelve (12) feet in height and shall not exceed the diameter of the existing pole by sixty (60) percent to accommodate personal wireless service facilities. Antenna panel array shall not exceed four (4) feet in diameter, except for towers where the width of the antenna array cannot exceed the maximum width of the tower.~~
- ~~9. Facilities mounted on a street light or traffic signal pole shall not exceed two (2) feet in diameter and shall not raise the height of the pole by more than six (6) feet.~~

B. ~~Major personal wireless service facilities shall include:~~

- ~~1. Facilities adjacent to or within one hundred fifty (150) feet of any R1 zoning district, except as provided in A.1., A.6., A.7., A.8., and A.9. above. If the proposed facility is located within an R-1 district, the one hundred fifty (150) feet shall be measured from the property line of the nearest existing or planned R1 development.~~
- ~~2. All other proposed facilities that do not meet the criteria for a minor personal wireless service facility.~~

~~Rooftop mounted antenna shall include any antenna that is located on top of a roof and is not integrated into buildings, church steeples, cooling towers, elevator bulkheads, parapets, penthouses, fire towers, tanks, and water towers, or other structures.~~

*Satellite receiving earth station* shall mean a parabolic antenna designed to receive electromagnetic transmissions from a satellite.

*Sight line representation* means a drawing in which a sight line is drawn from the closest facade of each building, private road or right-of-way (viewpoint) within five hundred (500) feet of the **WIRELESS COMMUNICATIONS FACILITY PWSE** to the highest point (visible point) of the **WIRELESS COMMUNICATIONS FACILITY PWSE**. Each sight line shall be depicted in profile, drawn at one (1) inch equals forty (40) feet unless otherwise specified by the city. The profiles shall show all intervening trees and structures.

**SNUG-MOUNT MEANS AN ANTENNA MOUNTED NO MORE THAN EIGHT (8) INCHES FROM THE EDGE/FACE OF THE POLE, TOWER, OR STRUCTURE TO WHICH IT IS MOUNTED.**

*Tower* means a facility used for ~~personal wireless service~~ **WIRELESS COMMUNICATIONS ANTENNA** mounts and consists of more than a single **STRUCTURAL SUPPORT** ~~shaft of steel or concrete~~. No guy wires shall be permitted.

**WIRELESS COMMUNICATIONS FACILITY (WCF) MEANS A FACILITY FOR THE TRANSMISSION AND/OR RECEPTION OF RADIO FREQUENCY SIGNALS, INCLUDING OVER-THE-AIR BROADCASTING SIGNALS, USUALLY CONSISTING OF ANTENNAS, EQUIPMENT SHELTER OR EQUIPMENT CABINET, A SUPPORT STRUCTURE, AND/OR OTHER TRANSMISSION AND RECEPTION DEVICES. EXEMPTION: HAM RADIO, AMATEUR RADIO FACILITIES, COMMERCIAL RADIO AND TELEVISION BROADCASTING TOWERS, AND POINT-TO-POINT END-USER FACILITIES LESS THAN ONE (1) METER IN DIAMETER.**

**WIRELESS COMMUNICATION FACILITIES SHALL BE CATEGORIZED AS EITHER TYPE 1, TYPE 2, TYPE 3, OR TYPE 4 FACILITIES, SUBJECT TO SECTION 7.200 H. (WIRELESS COMMUNICATIONS FACILITIES).**

**ARTICLE V. DISTRICT REGULATIONS**

**Sec. 5.010. R1-190 single-family residential district.**

**Sec. 5.012. Use Regulations.**

A. *Permitted Uses.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:

8.1. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200;

B. *Uses subject to conditional use permit.*

6. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.020. R1-130 single-family residential district.**

**Sec. 5.022. Use regulations.**

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

Any use permitted in the (R1-190) single-family residential district (see section 5.012A).

B. *Uses subject to conditional use permit.*

Any use permitted by conditional use permit in the (R1-190) single-family residential district (see section 5.012B).

**Sec. 5.030. R1-70 single-family residential district.**

**Sec. 5.032. Use regulations.**

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

Any use permitted in the (R1-190) single-family residential district. (See section 5.012A).

B. *Uses subject to conditional use permit.* Any use permitted by conditional use permit in the (R1-190) single-family residential district (see section 5.012B).

**Sec. 5.100. R1-43 SINGLE-FAMILY RESIDENTIAL DISTRICT.**

**Sec. 5102. Use Regulations.**

A. *Permitted Uses.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:

8.1. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200;

B. *Uses subject to conditional use permit.*

6. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.200. R1-35 SINGLE-FAMILY RESIDENTIAL DISTRICT.**

**Sec. 5.202. Use regulations.**

- A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

Any use permitted in the (R1-43) single-family residential district. (section 5.102A).

- B. *Uses permitted by conditional use permit.* Any use permitted by conditional use permit in the (R1-43) district. (section 5.102B).

**Sec. 5.300. (R1-18) SINGLE-FAMILY RESIDENTIAL DISTRICT.**

**Sec. 5.302. Use regulations.**

- A. *Permitted uses.* Buildings, structures or premises shall be used and building and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Any use permitted in the (R1-43) single-family residential district. (section 5.102A).

- B. *Permitted uses by conditional use permit.* Any use permitted by conditional use permit in the (R1-43) single-family residential district. (section 5.102B).

**Sec. 5.400. (R1-10) SINGLE-FAMILY RESIDENTIAL DISTRICT.**

**Sec. 5.402. Use regulations.**

- A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Any use permitted in the (R1-43) single-family residential district. (section 5.102A).

- B. Permitted uses by conditional use permit in the (R1-43) single-family residential district. (section 5.102B).

**Sec. 5.500. (R1-7) SINGLE-FAMILY RESIDENTIAL DISTRICT.**

**Sec. 5.502. Use regulations.**

- A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Any use permitted in the (R1-43) single-family residential district. (section 5.102A).

- B. *Permitted uses by conditional use permit.* Any use permitted by conditional use permit in the (R1-43) single-family residential district. (section 5.102B).

**Sec. 5.550. (R1-5) SINGLE-FAMILY RESIDENTIAL DISTRICT.**

**Sec. 5.552. Use regulations.**

- A. *Permitted uses.* Buildings, structures or premises shall be used and buildings, structures and premises shall hereafter be erected, altered or enlarged only for the following uses:
  - 1. Any use permitted in the (R1-43) single-family residential district (section 5.102A).
- B. *Permitted uses by conditional use permit.* Any use permitted by conditional use permit in the (R1-43) single-family residential district (section 5.102B).

**Sec. 5.600. (R-2) TWO-FAMILY RESIDENTIAL DISTRICT.**

**Sec. 5.603. Use regulations.**

- A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:
  - (1) Any use permitted in the (R1-43) single-family residential district. (section 5.102A).
  - (2) Dwellings, two-family.
- B. *Permitted uses by conditional use permit.* Any use permitted by conditional use permit in the (R1-43) single-family residential district. (section 5.102B).



**Sec. 5.700. (R-3) MEDIUM DENSITY RESIDENTIAL DISTRICT.**

**Sec. 5.703. Use regulations.**

- A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
  - 6.1 ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200;
- B. *Uses permitted by conditional use permit.*
  - 1. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.800. (R-4) TOWNHOUSE RESIDENTIAL DISTRICT.**

**Sec. 5.803. Use regulations.**

- A. *Permitted uses.* Building, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
  - 3.1 ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200;
- B. *Permitted uses by conditional use permit.*
  - 1. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.900. (R-4R) RESORT/TOWNHOUSE RESIDENTIAL DISTRICT.**

**Sec. 5.903. Use regulations.**

- A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
  - 8.1 ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200;
- B. *Permitted uses by conditional use permit.*
  - 2. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.1000. (R-5) MULTIPLE-FAMILY RESIDENTIAL DISTRICT.**

**Sec. 5.1003. Use regulations.**

- A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
- 6.1 ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200;
- B. *Uses permitted by conditional use permit.*
9. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.1100. (S-R) SERVICE RESIDENTIAL.**

**Sec. 5.1103. Use regulations.**

- A. *Permitted uses.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
6. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200;
- B. *Uses subject to a conditional use permit.*
4. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.1200. (C-S) REGIONAL SHOPPING CENTER.**

**Sec. 5.1203. Use regulations.**

- A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
3. Service.
- k. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200;
- B. *Uses permitted by conditional use permit.*
8. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.1300. (C-1) NEIGHBORHOOD COMMERCIAL DISTRICT.**

**Sec. 5.1303. Use regulations.**

A. *Uses permitted.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

4. Service.
1. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200;

C. *Uses permitted by conditional use permit.*

8. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.1400. (C-2) CENTRAL BUSINESS DISTRICT.**

**Sec. 5.1403. Use regulations.**

A. *Uses permitted.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

5. Other uses.
- d. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200;

B. *Uses permitted by a conditional use permit.*

11. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.1500. (C-3) HIGHWAY COMMERCIAL DISTRICT.**

**Sec. 5.1503. Use regulations.**

A. *Permitted uses.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

5. Other uses.
- d. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200;

B. *Uses permitted by a conditional use permit.*

24. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.1600. (C-4) GENERAL COMMERCIAL DISTRICT.**

**Sec. 5.1603. Use regulations.**

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

- 6. Other uses.
- c. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200;

B. *Uses permitted by a conditional use permit.*

- 7. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.1700. (S-S) SUPPORT SERVICES DISTRICT.**

**Sec. 5.1703. Use regulations.**

Uses allowed in the support services zone are generally land intensive or low margin retail and service activities. Support services locations should be carefully buffered from residential uses.

A. *Permitted uses.*

- 3. Other uses.
- c. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200;

B. *Uses permitted by conditional use permit.*

- 3. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.1800. (I-1) INDUSTRIAL PARK DISTRICT.**

**Sec. 5.1803. Use regulations.**

The uses allowed in the I-1 district are generally those industrial office, laboratory, manufacturing, warehousing, wholesaling, and aeronautical uses. Manufacturing, processing, servicing, warehousing, cleaning and testing shall take place entirely within completely enclosed buildings, shall not create any offensive noise, vibration, smoke, dust, odor, heat, glare, fumes, or electrical interference, and shall not generate excessive truck traffic. Outdoor storage shall take place behind solid masonry walls.

A. *Permitted uses.*

- 15. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200;

B. *Uses permitted by conditional use permit.*

- 17. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.1900. (I-G) LIGHT EMPLOYMENT DISTRICT.**

**Sec. 5.1904. Use Regulations.**

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following business and professional uses:

6. **WIRELESS COMMUNICATIONS FACILITIES; TYPES 1, 2, AND 3 (EXCEPT NO NEW COMMUNICATION MONOPOLES OR TOWERS), SUBJECT TO THE REQUIREMENTS OF SECTIONS 1.906, 3.100 AND 7.200;**

B. *Permitted uses with conditional criteria.*

1. Buildings, structure or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses and must comply with the following operational standards (contained in 5.1904B2, below):

**C. OTHER USES.**

- (1) **WIRELESS COMMUNICATIONS FACILITIES; TYPE 4 (EXCEPT NO NEW COMMUNICATION MONOPOLES OR TOWERS), SUBJECT TO REQUIREMENTS OF SECTION 1.400, 3.100 AND 7.200.**

**Sec. 5.2000. (M-H) MANUFACTURED HOME DISTRICT.**

**Sec. 5.2003. Use regulations.**

A. *Permitted uses.*

10. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200.

B. *Uses subject to a conditional use permit.*

2. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.2200. (C-O) COMMERCIAL OFFICE DISTRICT.**

**Sec. 5.2203. Use regulations.**

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

3. Service.  
d. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200;

B. *Uses permitted by a conditional use permit.*

6. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.2400. (P.N.C.) PLANNED NEIGHBORHOOD CENTER.**

**Sec. 5.2403. Use regulations.**

- A. *Uses permitted.* Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged for the following uses:
- 4. Services.
  - f. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200;
- B. *Uses subject to conditional use permit.*
- 9. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.2500. (P.C.C.) PLANNED COMMUNITY CENTER.**

**Sec. 5.2503. Use regulations.**

- A. *Permitted uses.* Buildings, structures, or premises shall be used and buildings and structure shall hereafter be erected, altered or enlarged for the following uses:
- 4. Services.
  - h. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200.
- B. *Uses subject to conditional use permit.*
- 8. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.2600 (P.R.C.) PLANNED REGIONAL CENTER.**

**Sec. 5.2603. Use regulations.**

- A. *Permitted uses.* Buildings, structures or premises shall be used and building and structures shall hereafter be erected, altered or enlarged for the following uses:
- 2. Services.
  - c. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200.
- B. *Uses subject to a conditional use permit.*
- 12. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.2700. (P.Co.C.) PLANNED CONVENIENCE CENTER.**

**Sec. 5.2703. Use regulations.**

- A. *Permitted uses.* Buildings, structures, or premises shall be used and buildings and structure shall hereafter be erected, altered or enlarged for the following uses:
6. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200.
- B. *Uses permitted by conditional use permit.*
2. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.2800. WP western theme park district.**

**Sec. 5.2804. Use regulations.**

The uses allowed in the WP district are generally those theme park recreational/commercial uses which are thematic, together with open space and landscaped areas so that buildings, structures, or premises evoke a sense of place, appearance, and atmosphere of the 19th Century American West.

- A. *Permitted uses.* Buildings, structures, or premises shall be used, and buildings and structures shall hereafter be erected, altered, or enlarged only for the following uses:
2. Services.
  - u. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200.
- B. *Use permitted by a conditional use permit.*
1. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**Sec. 5.3000. (D) DOWNTOWN DISTRICT.**

**Sec. 5.3030. Land use standards.**

Within the D district six (6) subdistricts are identified in accordance to their function within the downtown and shown on the official zoning map. Land uses appropriate to each of these subdisitriacts are identified and shown in schedule A. These land uses are allowed at three (3) levels of permitted activity:

- “P” –Permitted without conditions  
“L” –Permitted with limitations to size or use charactrestics as described in land use classification (section 5.3050).  
“CU” – Permitted with a conditional use permit.

**SCHEDULE A**  
**LAND USE REGULATION FOR SUBDIVISION OF THE (D) DOWNTOWN DISTRICT**

Use Classifications

~~Personal Wireless Service~~ **WIRELESS COMMUNICATIONS** facilities (see sections 1.400, 1.906, 3.100 and 7.200)  
~~Minor~~ **TYPES 1, 2, AND 3**  
~~Major~~ **TYPE 4**

**Sec. 5.3054. Public and semi-public use classifications.**

- G. ~~Personal Wireless Service~~ **WIRELESS COMMUNICATIONS** facilities. Subject to the requirements of sections 1.400, 1.906, 3.100 and 7.200.

**Sec. 5.4000. PLANNED COMMENCE PARK (PCP) DISTRICT.**

**Sec. 5.4003. Use regulations.**

- B. *Permitted uses.*

10. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200.

**Sec. 6.700. (COS) CONSERVATION OPEN SPACE DISTRICT.**

**Sec. 6.703. Use regulations.**

- A. *Permitted uses.* The primary use of the COS district shall be as permanent natural open space. Permitted uses include.

3. **WIRELESS COMMUNICATIONS FACILITIES; TYPES 1, 2, AND 3 (ALLOWED ONLY WHEN FULLY CONCEALED ON WATER TANKS, CITY FACILITIES/BUILDINGS, AND ALTERNATIVE CONCEALMENT STRUCTURES), SUBJECT TO THE REQUIREMENTS OF SECTIONS 1.906, 3.100, AND 7.200. FACILITIES SHALL BE LOCATED ON THE PERIPHERY OF THE DISTRICT AND SHALL ONLY USE EXISTING ACCESS DRIVES.**

- B. *Conditional uses.*

5. **WIRELESS COMMUNICATIONS FACILITIES; TYPE 4 (ALLOWED ONLY ON WATER TANKS, CITY FACILITIES/BUILDINGS, UTILITY POLES AND TOWERS, AND ALTERNATIVE CONCEALMENT STRUCTURES), SUBJECT TO THE REQUIREMENTS OF SECTIONS 1.400, 3.100, AND 7.200. FACILITIES SHALL BE LOCATED ON THE PERIPHERY OF THE DISTRICT AND SHALL ONLY USE EXISTING ACCESS DRIVES.**

**Sec. 6.800. SPECIAL CAMPUS (SC) DISTRICT.**

**Sec. 6.803. Use regulations.**

- C. **CONDITIONAL USES.**

5. **WIRELESS COMMUNICATIONS FACILITIES; TYPES 1, 2, 3, AND 4 (EXCEPT NEW COMMUNICATION MONOPOLES OR TOWERS), SUBJECT TO THE REQUIREMENTS OF SECTIONS 1.400, 3.100, AND 7.200. FACILITIES SHALL BE LOCATED ALONG A MAJOR OR MINOR ARTERIAL STREET.**



**Sec. 6.900. OPEN SPACE (O-S) ZONE.**

**Sec. 6.803. Use regulations.**

A. *Permitted uses.*

1. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; building mounted, located on sixty-nine (69) kilovolt, or above, electrical utility poles, or as a joint use with ball field lights within a park; ~~minor~~ **TYPES 1, 2, AND 3**, subject to the requirements of sections 1.906, 3.100 and 7.200.

B. *Use permitted by a conditional use permit.*

- 3.1. ~~Personal wireless service~~ **WIRELESS COMMUNICATIONS** facilities; building mounted, located on sixty-nine (69) kilovolt, or above, electrical utility poles, or as a joint use with ball field lights within a park; ~~major~~ **TYPE 4**, subject to requirements of section 1.400, 3.100 and 7.200.

**ARTICLE VII. GENERAL PROVISIONS**

**SECTION 7.200. Additional area regulations.**

~~H. — Personal Wireless Service Facilities.~~

- ~~1. — No personal wireless service facilities shall be permitted on developed or undeveloped lots where the primary use is or is platted for, a single family dwelling.~~
- ~~2. — Above ground equipment cabinets shall be completely screened from view by compatible solid wall or fence except when a ground mounted cabinet, or combination of all cabinets on the site, is smaller than one hundred eighty (180) cubic feet. Cabinets that meet the above criteria may, at the discretion of the zoning administrator, not be required to be screened from view if the cabinets have been designed with a structure, materials, colors or detailing that emulate the character of the area. All gates shall be opaque.~~
- ~~3. — All above ground equipment cabinets with air conditioning units shall be enclosed by walls, if located within three hundred (300) feet of existing single family detached homes.~~
- ~~4. — Any exterior lighting shall be within the walled area and shall be mounted on poles or on the building wall below the height of the screening fence or wall.~~
- ~~5. — The setback of the communication equipment and of the accessory structures shall meet the building setbacks of each zoning district. In the downtown districts, the communication equipment and accessory structures shall also meet the stepback requirements. Exceptions:~~
  - ~~a. — Monopoles or towers shall have front and side yard setbacks of two (2) feet for every one (1) foot in height. Exceptions: I-1 or C-4 follow existing setback requirements unless the facility is located within three hundred (300) feet of a designated arterial or collector street, or an R1-zoned property.~~
  - ~~b. — Monopoles, towers, or joint use installations on public school and city park ballfield lights in an R1 district or within one hundred fifty (150) feet of an R1 district, shall have a setback from the R1 district of three (3) feet for every one (1) foot of height. If the proposed facility is located within an R1 district, the setback shall be measured from the property line of the nearest existing or planned R1 housing development.~~
  - ~~c. — Rooftop mounted facilities in an R1 district or within one hundred fifty (150) feet of an R1 district, shall have a setback from the R1 district of ten (10) feet for every one (1) foot of height as measured from top of roof. If the proposed facility is located within an R1 district, the setback shall be measured from the property line of the nearest existing or planned R1 housing development.~~
  - ~~d. — Monopoles or towers shall have a setback from the nearest edge of a scenic corridor, vista corridor or any land zoned open space (O-S), conservation open space (COS), hillside conservation (HC) or conservation area of three (3) feet for every one (1) foot in height.~~
  - ~~e. — Monopoles or towers shall have a setback from the nearest ESLO special feature, which will include protected ridges and peaks, natural landmarks and boulder features or the~~

nearest edge of a preserve, of three hundred (300) feet. No new monopoles or towers shall be permitted in the preserve. Preserve as used here means real property designated by the Scottsdale City Council as McDowell Sonoran Preserve.

- ~~f. Facilities that are located on street lights or traffic signal poles or sixty-nine (69) kilovolt, or above, electrical utility poles are exempt from setback requirements.~~
- ~~g. All equipment cabinets that are mounted under ground or are smaller than one hundred eighty (180) cubic feet total are exempt from setback requirements.~~
- ~~6. All facilities shall require Development Review Board approval, with the exception of minor facilities which the zoning administrator shall have authority to approve; subject to the requirements of section 1.906.~~
- ~~7. Rooftop mounted equipment shall be screened from off-site views to the extent possible by solid screen walls or the building parapet.~~
- ~~8. Building mounted antennas shall be mounted a minimum of one (1) foot below the top of the wall, shall be extended no more than twelve (12) inches from the face of the building, and shall be either covered or painted to match the color and texture of the building, as approved by the Development Review Board.~~
- ~~9. Building mounted equipment, which is part of a new structural addition on top of a roof, shall not exceed heights allowed by the ordinance and shall be either covered or painted to match the color and texture of the building, as approved by the Development Review Board.~~
- ~~10. The support structure for antenna arrays shall be minimized as much as possible, while maintaining structural integrity.~~
- ~~11. All new poles or towers over forty (40) feet in height shall allow for co-location by other wireless communications providers, including providers which use panel antennas. The applicant shall demonstrate that the engineering of the pole or tower and the placement of ground mounted facilities will accommodate other providers' facilities. The owner of the tower or pole and the property on which it is located must certify that the pole or tower is available for use by another wireless telecommunications provider on a reasonable and non-discriminatory basis.~~
- ~~12. Each PWSF shall be identified by a permanently installed plaque or marker, no larger than four (4) inches by six (6) inches, clearly identifying the provider's name, address and emergency phone number.~~
- ~~13. Information required:
  - ~~a. All wireless communication facilities:
    - ~~1. A map of the service area for this facility.~~
    - ~~2. A map that shows other existing or planned facilities that will be used by the personal wireless service provider who is making this application. Describe the height, mounting style and number of antennas on each facility.~~~~~~

3. ~~A map that shows, up to a distance of one-half (1/2) mile from the project, any single-family residential developments, that are either existing, zoned, or are shown in the General Plan.~~

b. ~~New towers or monopoles only:~~

1. ~~A map that shows any personal wireless antenna monopoles or towers, within a mile radius of the project that are existing, or are currently under construction.~~

2. ~~Description of any efforts to co-locate the proposed facility on one of the monopoles or towers that currently exists, or is under construction. Provide engineering information or letters from the owners of the existing monopoles describing why co-location is not a possibility.~~

3. ~~Description of detailed efforts to locate the proposed facility on an existing vertical element, such as a building or a pole, that is comparable to the height of the proposed facility. Include a map of the sites.~~

4. ~~A map that shows other potential stand-alone locations for the proposed facility that have been explored. Describe why the proposed location is superior to other potential locations. Factors to consider in the community perspective shall include: visual aspects, setbacks and proximity to single-family residences.~~

5. ~~Description of efforts to blend personal wireless facilities with the surrounding area, including the process for arriving at the color for the proposed pole or tower.~~

6. ~~Description of efforts to minimize the diameter of the pole and the mass of the tower supporting the proposed facility. Provide engineering information related to these efforts.~~

7. ~~Description of efforts to minimize the equipment that will be installed on the top of the monopole or tower to support the antennas. Provide engineering information related to these efforts.~~

8. ~~Description of all equipment that will be ancillary to the panel antennas, such as whip and dish antennas. Describe the function of this ancillary equipment and the need to locate it on this facility.~~

9. ~~A photo simulation of the site.~~

10. ~~For properties within the environmentally sensitive lands (ESL) district:~~

a. ~~Photo simulations from the three (3) closest clusters of single-family residences within one-half (1/2) mile of the proposed site.~~

b. ~~Two (2) photo simulations from the closest collector or arterial street.~~

- ~~e. An analysis of the above photo simulations, and other required information, to determine the most effective way to screen or blend the new facility with the surrounding environment.~~
  - ~~e. New rooftop facilities:~~
    - ~~1. Description of the process for arriving at the color of the personal wireless facility.~~
    - ~~2. Description of the options that were explored for screening the personal wireless facility.~~
    - ~~3. Description of efforts to minimize the diameter of the pole, if a pole is utilized to support the personal wireless facility. Provide engineering information related to these efforts.~~
    - ~~4. Description of efforts to minimize the equipment that will be installed on the top of the proposed poles, if a pole is utilized to support the antennas. Provide engineering information related to these efforts.~~
    - ~~5. Description of all equipment that will be ancillary to the panel antennas, such as whip and dish antennas. Describe the function of this ancillary equipment and the need to locate it on this facility.~~
    - ~~6. A sight line representation.~~
    - ~~7. A photo simulation of the site.~~
- ~~14. Community notification. Prior to applying for a use permit, the applicant shall meet with community groups and interested individuals who reside or own property within three hundred (300) feet of the proposed PWSF (including adjacent landowners and homeowner associations) to explain the proposed project. The purpose of these meetings is to solicit suggestions from these groups about the applicant's proposal and impact mitigation measures. Applicant shall make a concerted effort to incorporate the community suggestions for impact mitigation generated by the meetings and describe efforts in the application. Applicant shall be prepared to discuss technical, as allowed by the 1996 Telecommunications Act, and visual aspects of alternative sites at these meetings. Applicant shall provide detailed documentation of who attended the meetings, and what was discussed.~~
- ~~15. Third party review. Staff may require a third party review of the technical data submitted by the provider, to be paid for by the applicant. Selection of the third party expert may be by mutual agreement among the applicant and interested parties or at the discretion of the city, with a provision for the applicant and interested parties to comment on the proposed expert(s) and to review qualifications.~~

~~The expert review is intended to be a site-specific review of technical aspects of the wireless communications service facility and not a subjective review of the site selection. Such a review shall address the accuracy and completeness of the technical data, whether the analysis~~

~~techniques and methodologies are legitimate, the validity of the conclusions and any specific technical issues outlined by the City Council, Planning Commission, staff, or interested parties.~~

~~The expert review of technical submission shall address the following:~~

- ~~a. — The accuracy and completeness of submissions;~~
  - ~~b. — The applicability of analysis techniques and methodologies;~~
  - ~~c. — The validity of conclusions reached; and~~
  - ~~d. — Any specific technical issues designated by the City Council or Planning Commission.~~
- ~~16. — Abandonment. Personal wireless service facilities which are not in use for six (6) months shall be removed by the service provider or the property owner. This removal shall occur within ninety (90) days of the end of such six-month period. Upon removal, the site shall be revegetated to blend with the surrounding vegetation.~~

**H. *WIRELESS COMMUNICATIONS FACILITIES (WCF).***

THE PURPOSE OF THE WCF REGULATIONS IS TO ENCOURAGE AND PROMOTE WIRELESS COMMUNICATIONS COVERAGE FOR ALL AREAS OF THE CITY WHILE MINIMIZING THE VISUAL, ENVIRONMENTAL, AND NEIGHBORHOOD IMPACTS. THE PREFERRED WCF LOCATIONS INCLUDE SITES THAT MINIMIZE VISUAL AND NEIGHBORHOOD IMPACT. MORE PREFERRED LOCATIONS INCLUDE COMMERCIAL AND INDUSTRIAL AREAS, AND LESS PREFERRED LOCATIONS INCLUDE RESIDENTIAL AND SCHOOL AREAS. THE WIRELESS PROVIDERS SHALL ADHERE TO ALL APPLICABLE FEDERAL REGULATIONS, SUCH AS THOSE ENACTED BY THE FEDERAL COMMUNICATIONS COMMISSION (FCC) AND THE NATIONAL ENVIRONMENTAL PROTECTION ACT (NEPA), AND MAY REQUIRE AN ENVIRONMENTAL ASSESSMENT.

1. ***WCF CONCEALMENT AND SCREENING.*** ALL WCF ANTENNAS, MOUNTING HARDWARE, AND CABLING SHALL BE COVERED OR PAINTED TO MATCH THE COLOR AND TEXTURE OF THE BUILDING, TOWER, OR POLE ON WHICH IT IS MOUNTED. EQUIPMENT CABINETS, SERVICE PANELS, AND SERVICE CONNECTIONS SHALL BE SCREENED BY SOLID WALLS, LANDSCAPING, OR BERMS. SCREENING SHALL BLEND WITH OR ENHANCE THE SURROUNDING CONTEXT IN TERMS OF SCALE, FORM, TEXTURE, MATERIALS, AND COLOR. WCF SHALL BE CONCEALED AS MUCH AS POSSIBLE BY BLENDING INTO THE NATURAL AND/OR PHYSICAL ENVIRONMENT. ALL GATES SHALL BE OPAQUE.
2. ***WCF HEIGHT.*** THE HEIGHT OF FREE-STANDING WCF SHALL BE MEASURED FROM NATURAL GRADE TO THE TOP OF ALL APPURTENANCES.
3. ***WCF SETBACKS.*** THE SETBACK OF ALL WCF SHALL MEET THE BUILDING SETBACKS AND STEP BACK REQUIREMENTS OF EACH ZONING DISTRICT, EXCEPT AS OTHERWISE PERMITTED HEREIN.
4. ***WCF CO-LOCATION.*** ALL NEW MONOPOLES OR TOWERS OVER FORTY (40) FEET IN HEIGHT SHALL ALLOW FOR CO-LOCATION BY OTHER WIRELESS COMMUNICATIONS PROVIDERS. THE APPLICANT SHALL DEMONSTRATE THAT THE ENGINEERING OF THE POLE OR TOWER AND THE PLACEMENT OF GROUND-MOUNTED WCF WILL ACCOMMODATE OTHER PROVIDERS' WCF. THE OWNER OF THE TOWER OR POLE AND THE PROPERTY ON WHICH IT IS LOCATED MUST CERTIFY THAT THE POLE OR TOWER IS AVAILABLE FOR USE BY ANOTHER WIRELESS TELECOMMUNICATIONS PROVIDER ON A REASONABLE AND NON-DISCRIMINATORY BASIS.
5. ***WCF LIGHTING.*** ANY EXTERIOR LIGHTING SHALL BE FULLY SHIELDED, CONTAINED WITHIN THE WALLED AREA, AND LOCATED BELOW THE HEIGHT OF THE SCREENING FENCE OR WALL.
6. ***WCF IDENTIFICATION.*** EACH WCF SHALL BE IDENTIFIED BY A PERMANENTLY INSTALLED PLAQUE OR MARKER, NO LARGER THAN FOUR (4) INCHES BY SIX (6) INCHES, CLEARLY IDENTIFYING THE PROVIDER'S NAME, ADDRESS, AND EMERGENCY PHONE NUMBER.
7. ***TEMPORARY WCF.*** ALL TEMPORARY WCF SHALL BE LIMITED TO BEING IN CONJUNCTION WITH A SPECIAL EVENT AND BE SUBJECT TO SECTION 7.900 (SPECIAL EVENTS), OR BE IN RESPONSE TO AN EMERGENCY OR DISASTER AS DETERMINED BY THE ZONING ADMINISTRATOR.

8. ***WCF TYPES.*** ALL WCF ARE CLASSIFIED AS TYPE 1, TYPE 2, TYPE 3, OR TYPE 4 (EXCEPT TEMPORARY WCF). WCF TYPES ARE IN ORDER OF PREFERENCE, WITH TYPE 1 BEING THE MOST PREFERABLE WITH THE LEAST NUMBER OF IMPACTS, AND TYPE 4 BEING THE LEAST PREFERABLE WITH THE MOST NUMBER OF IMPACTS. EACH TYPE HAS SPECIFIC CRITERIA, REQUIREMENTS, PROCESSES, AND GUIDELINES TO FOLLOW. WCF USER GUIDELINES HAVE BEEN CREATED TO PROVIDE ADDITIONAL STANDARDS AND EXPECTATIONS.

IN THE EVENT OF A CONFLICT BETWEEN TYPES, REQUIREMENTS, STANDARDS, CRITERIA, AND/OR PROCESSES, THE MORE RESTRICTIVE TYPE SHALL APPLY.

- A. ***TYPE 1 WCF.*** TYPE 1 WCF HAVE ANTENNAS AND EQUIPMENT CABINETS THAT ARE FULLY CONCEALED. TYPE 1 WCF HAVE AN EXPEDITED REVIEW PROCESS AND ARE SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR, SUBJECT TO SECTION 1.906.

1. TYPE 1 WCF SHALL NOT INCLUDE THE FOLLOWING:

- A. WCF ON LOTS WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING;
- B. WCF WITHIN ONE HUNDRED FIFTY (150) FEET OF A LOT WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING;
- B. WCF ON SCHOOL PROPERTY (K-12); AND
- C. WCF WITHIN THE RECOMMENDED STUDY BOUNDARY FOR THE MCDOWELL SONORAN PRESERVE AS APPROVED BY CITY COUNCIL.

2. TYPE 1 WCF SHALL BE LIMITED TO THE FOLLOWING:

- A. THE REPLACEMENT OF ANY EXISTING WCF, ONLY IF THE REPLACEMENT IS SMALLER AND/OR MORE CONCEALED THAN THE ORIGINAL APPROVAL, OR THERE IS NO OBVIOUS VISIBLE CHANGE FROM THE ORIGINAL APPROVAL.
- B. WCF ON OR WITHIN EXISTING BUILDINGS, WALLS, AND WATER TANKS SUBJECT TO THE FOLLOWING CRITERIA:
  - 1. ANTENNAS AND EQUIPMENT CABINETS SHALL BE FULLY CONCEALED WITHIN OR BEHIND EXISTING BUILDINGS, EXISTING WALLS, AND/OR BURIED COMPLETELY UNDERGROUND. ALL WALL REPLACEMENTS SHALL MATCH THE EXISTING COLORS AND MATERIALS. ANTENNA AND EQUIPMENT CABINET LOCATIONS SHALL COMPLY WITH THE HEIGHT AND SETBACK REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT FROM SETBACK REQUIREMENTS.
  - 2. ON EXISTING OR REPLACED TRAFFIC SIGNAL POLES, LIMITED ONLY TO PRE-APPROVED POLE DESIGNS WITH ALL GROUND EQUIPMENT BURIED UNDERGROUND.



**B. TYPE 2 WCF. ALL TYPE 2 WCF SHALL BLEND WITH THE SURROUNDINGS AND ARE SUBJECT TO APPROVAL BY THE ZONING ADMINISTRATOR, SUBJECT TO SECTION 1.906.**

**1. TYPE 2 WCF SHALL NOT INCLUDE THE FOLLOWING:**

- A. WCF ANTENNAS ON LOTS WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING;**
- B. WCF ANTENNAS WITHIN ONE HUNDRED FIFTY (150) FEET OF A LOT WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING;**
- C. WCF ON SCHOOL PROPERTY (K-12); AND**
- D. WCF WITHIN THE RECOMMENDED STUDY BOUNDARY FOR THE MCDOWELL SONORAN PRESERVE AS APPROVED BY CITY COUNCIL.**

**2. TYPE 2 WCF SHALL BE LIMITED TO THE FOLLOWING:**

**A. WCF ON OR WITHIN BUILDINGS, WALLS, AND WATER TANKS SUBJECT TO THE FOLLOWING CRITERIA:**

- 1. DOES NOT INCLUDE R1 ZONED PROPERTIES WITH VISIBLE CHANGES;**
- 2. ANTENNAS SHALL BE FULLY CONCEALED OR SNUG-MOUNT;**
- 3. EXISTING BUILDING HEIGHTS SHALL NOT INCREASE BY MORE THAN FIFTEEN (15) PERCENT, AND NO INCREASE IN HEIGHT OF WATER TANKS;**
- 4. EXISTING ROOFTOP APPURTENANCES SHALL NOT BE RAISED IN HEIGHT MORE THAN TWO (2) FEET;**
- 5. NEW ROOFTOP APPURTENANCES SHALL COMPLY WITH SECTION 7.100 A., SHALL BE NO MORE THAN TEN (10) PERCENT OF THE ROOF AREA, SHALL NOT EXCEED SIX-HUNDRED (600) SQUARE FEET, AND SHALL NOT EXCEED SIX (6) FEET IN HEIGHT; AND**
- 6. ANTENNA AND EQUIPMENT CABINET LOCATIONS SHALL COMPLY WITH THE HEIGHT AND SETBACK REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT.**
- 7. EQUIPMENT CABINETS:**
  - A. SHALL BE LOCATED INSIDE BUILDINGS, SCREENED BEHIND WALLS, OR BURIED UNDERGROUND;**
  - B. GROUND-MOUNTED EQUIPMENT CABINETS SHALL NOT EXCEED EIGHT (8) FEET IN HEIGHT AND ONE HUNDRED FIFTY (150) CUBIC FEET (MEASURED ABOVE GROUND); AND**
  - C. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT FROM SETBACK REQUIREMENTS.**

**B. WCF CO-LOCATED ON EXISTING COMMUNICATION MONOPOLES AND TOWERS SUBJECT TO THE FOLLOWING CRITERIA:**

- 1. MONOPOLE OR TOWER SHALL NOT INCREASE IN HEIGHT BY MORE THAN SIX (6) FEET, NOT TO EXCEED EIGHTY (80) FEET (INCLUDING THE ANTENNA) IN TOTAL HEIGHT;**
- 2. MONOPOLE DIAMETER OR TOWER FOOTPRINT SHALL NOT INCREASE;**
- 3. ANTENNAS SHALL BE LIMITED TO SNUG-MOUNT, CANISTER-MOUNT, AND CONCEALED ANTENNAS;**
- 4. CANISTER SHALL NOT EXCEED EIGHTEEN (18) INCHES IN DIAMETER;**
- 5. THERE SHALL BE NO MORE THAN THREE (3) SEPARATE WCF ON EACH MONOPOLE OR TOWER;**

6. ALL CABLES SHALL BE LOCATED INSIDE THE MONOPOLE OR TOWER;  
AND
7. EQUIPMENT CABINETS:
  - A. SHALL BE LOCATED INSIDE BUILDINGS, SCREENED BEHIND WALLS,  
OR BURIED UNDERGROUND;
  - B. EQUIPMENT CABINET LOCATIONS SHALL COMPLY WITH THE  
HEIGHT AND SETBACK REQUIREMENTS OF THE UNDERLYING  
ZONING DISTRICT.
  - C. EQUIPMENT CABINETS LOCATED IN ESL RIGHT-OF-WAY OR ESL  
SCENIC CORRIDORS SHALL NOT BE MORE THAN FOUR (4) FEET  
TALL ABOVE NATURAL GRADE AND ONE HUNDRED FIFTY (150)  
CUBIC FEET MEASURED ABOVE NATURAL GRADE. COLORS SHALL  
MATCH CORRIDOR COLORS AND NO SCREENWALL IS REQUIRED.
  - D. EQUIPMENT CABINETS LOCATED OUTSIDE OF ESL SHALL NOT  
EXCEED EIGHT (8) FEET IN HEIGHT AND ONE HUNDRED FIFTY (150)  
CUBIC FEET (MEASURED ABOVE GROUND); AND
  - E. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE  
RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT  
FROM SETBACK REQUIREMENTS.
- C. WCF LOCATED ON EXISTING OR REPLACED UTILITY POLES AND TOWERS,  
SUBJECT TO THE FOLLOWING CRITERIA:
  1. WCF SHALL NOT BE LOCATED ON UTILITY POLES/TOWERS PLANNED  
FOR REMOVAL BY THE CITY, UTILITY COMPANY, OR IMPROVEMENT  
DISTRICT;
  2. ANTENNAS LOCATED ON TWELVE-KILOVOLT (12-KV) POWER LINE  
POLES SHALL ONLY BE LOCATED ALONG COLLECTOR, ARTERIAL, OR  
HIGHER CLASSIFICATION STREETS;
  3. POLE/TOWER SIZE, DIAMETER, AND HEIGHT SHALL BE NO  
LARGER/TALLER THAN WOULD NORMALLY ACCOMMODATE THE  
NECESSARY UTILITY, AS DETERMINED BY THE UTILITY COMPANY;
  4. ANTENNAS SHALL BE LIMITED TO SNUG-MOUNT, CANISTER-MOUNT,  
AND CONCEALED ANTENNAS;
  5. CANISTER SHALL NOT INCREASE THE POLE HEIGHT BY MORE THAN  
SIX (6) FEET, NOT TO EXCEED EIGHTY (80) FEET;
  6. CANISTER SHALL NOT EXCEED EIGHTEEN (18) INCHES IN DIAMETER;
  7. THERE SHALL BE NO MORE THAN THREE (3) SEPARATE WCF ON EACH  
POLE OR TOWER;
  8. ALL CABLES SHALL BE LOCATED INSIDE THE POLE OR CONCEALED  
BEHIND THE TOWER STRUCTURE; AND
  9. EQUIPMENT CABINETS:
    - A. SHALL BE LOCATED INSIDE BUILDINGS, SCREENED BEHIND  
WALLS, OR BURIED UNDERGROUND;
    - B. EQUIPMENT CABINET LOCATIONS SHALL COMPLY WITH THE  
HEIGHT AND SETBACK REQUIREMENTS OF THE UNDERLYING  
ZONING DISTRICT;
    - C. EQUIPMENT CABINETS LOCATED IN ESL RIGHT-OF-WAY OR ESL  
SCENIC CORRIDORS SHALL NOT BE MORE THAN FOUR (4) FEET  
TALL MEASURED ABOVE NATURAL GRADE AND ONE HUNDRED  
FIFTY CUBIC FEET ABOVE NATURAL GRADE. COLORS SHALL  
MATCH CORRIDOR COLORS AND NO SCREENWALL IS REQUIRED.
    - D. EQUIPMENT CABINETS LOCATED OUTSIDE ESL RIGHT-OF-WAY  
AND ESL SCENIC CORRIDOR SHALL BE NO MORE THAN EIGHT (8)

**FEET TALL AND ONE HUNDRED FIFTY (150) CUBIC FEET (MEASURED ABOVE GROUND).**

**E. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT FROM SETBACK REQUIREMENTS.**

**D. WCF LOCATED ON EXISTING OR REPLACED SPORTS AND FIELD LIGHT POLES, SUBJECT TO THE FOLLOWING CRITERIA:**

- 1. WCF LOCATED IN THE ESL DISTRICT AND WITHIN SCENIC CORRIDORS SHALL NOT BE TYPE 2;**
- 2. REPLACEMENT POLES OR POLE REINFORCEMENT SHALL NOT EXCEED THE DIAMETER OF THE EXISTING POLE BY FORTY (40) PERCENT;**
- 3. ANTENNAS SHALL BE LIMITED TO SNUG-MOUNT, CANISTER-MOUNT, AND CONCEALED ANTENNAS;**
- 4. CANISTER SHALL NOT INCREASE THE POLE HEIGHT BY MORE THAN SIX (6) FEET, NOT TO EXCEED EIGHTY (80) FEET (INCLUDING THE ANTENNA);**
- 5. CANISTER SHALL NOT EXCEED EIGHTEEN (18) INCHES IN DIAMETER;**
- 6. THERE SHALL BE NO MORE THAN THREE (3) SEPARATE WCF ON EACH POLE;**
- 7. ALL CABLES SHALL BE LOCATED INSIDE THE POLE, OR MATCH EXISTING CONDITION ON NEARBY POLES ON SAME SITE; AND**
- 8. EQUIPMENT CABINETS:**
  - A. SHALL BE LOCATED INSIDE BUILDINGS, SCREENED BEHIND WALLS, OR BURIED UNDERGROUND;**
  - B. SHALL COMPLY WITH THE HEIGHT AND SETBACK REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT;**
  - C. SHALL NOT EXCEED EIGHT (8) FEET IN HEIGHT AND ONE HUNDRED FIFTY (150) CUBIC FEET (MEASURED ABOVE GROUND); AND**
  - D. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT FROM SETBACK REQUIREMENTS.**

**E. WCF LOCATED ON TRAFFIC SIGNAL POLES, SUBJECT TO THE FOLLOWING CRITERIA:**

- 1. NEW SIGNAL POLES SHALL BE WARRANTED BY TRAFFIC VOLUMES, AS DETERMINED BY THE CITY;**
- 2. TRAFFIC SIGNAL POLE DIAMETER SHALL BE NO GREATER THAN FOURTEEN AND ONE-HALF (14 ½) INCHES (CITY STANDARD);**
- 3. ANTENNAS SHALL BE LIMITED TO CANISTER-MOUNT ANTENNAS, SHALL BE NO MORE THAN EIGHTEEN (18) INCHES IN DIAMETER, AND SHALL NOT INCREASE THE CITY STANDARD SIGNAL POLE HEIGHT BY MORE THAN SIX (6) FEET;**
- 4. ALL CABLES SHALL BE LOCATED INSIDE THE POLE; AND**
- 5. EQUIPMENT CABINETS:**
  - A. SHALL BE LOCATED INSIDE BUILDINGS, SCREENED BEHIND WALLS, POLE MOUNTED, OR BURIED UNDERGROUND;**
  - B. SHALL COMPLY WITH THE HEIGHT AND SETBACK REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT;**
  - C. EQUIPMENT CABINETS LOCATED IN ESL RIGHT-OF-WAY OR ESL SCENIC CORRIDORS SHALL NOT BE MORE THAN FOUR (4) FEET TALL MEASURED ABOVE NATURAL GRADE AND ONE HUNDRED FIFTY (150) CUBIC FEET ABOVE NATURAL GRADE. COLORS SHALL**

**MATCH APPROVED CORRIDOR COLORS AND NO SCREENWALL IS REQUIRED.**

- D. EQUIPMENT CABINETS LOCATED OUTSIDE ESL RIGHT-OF-WAY AND ESL SCENIC CORRIDORS SHALL BE NO MORE THAN EIGHT (8) FEET TALL AND ONE HUNDRED FIFTY (150) CUBIC FEET (MEASURED ABOVE GROUND).**
- E. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT FROM SETBACK REQUIREMENTS.**
- F. WCF CONCEALED WITHIN FLAGPOLES (MONOPOLES WITH A FLAG) SUBJECT TO THE FOLLOWING CRITERIA:**
  - 1. WCF LOCATED IN THE ESL DISTRICT AND WITHIN SCENIC CORRIDORS SHALL NOT BE TYPE 2;**
  - 2. WCF SHALL BE LIMITED TO THE REPLACEMENT OF AN EXISTING FLAGPOLE THAT HAS BEEN ESTABLISHED FOR A MINIMUM OF TWELVE (12) MONTHS;**
  - 3. WCF SHALL BE LIMITED TO NO MORE THAN THREE FLAGPOLES CONCEALING ANTENNAS PER SITE. NO SITE HAVING WCF FLAGPOLE(S) SHALL BE LOCATED WITHIN A ONE-HALF (½) MILE RADIUS OF ANOTHER SITE CONTAINING WCF FLAGPOLE(S);**
  - 4. REPLACEMENT POLE SHALL BE NO TALLER THAN THE EXISTING POLE;**
  - 5. REPLACEMENT POLE SHALL NOT EXCEED (TWELVE) 12 INCHES IN DIAMETER AT ANY ONE POINT;**
  - 6. ALL CABLES SHALL BE LOCATED INSIDE THE POLE; AND**
  - 7. EQUIPMENT CABINETS:**
    - A. SHALL BE LOCATED INSIDE BUILDINGS, SCREENED BEHIND WALLS, OR BURIED UNDERGROUND;**
    - B. EQUIPMENT CABINET LOCATIONS SHALL COMPLY WITH THE HEIGHT AND SETBACK REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT;**
    - C. EQUIPMENT CABINETS SHALL NOT EXCEED EIGHT (8) FEET IN HEIGHT AND ONE HUNDRED FIFTY (150) CUBIC FEET (MEASURED ABOVE GROUND); AND**
    - D. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT FROM SETBACK REQUIREMENTS.**

<b><i>SEE OUTSTANDING ISSUES ATTACHMENT</i></b>
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- G. WCF LOCATED ON FREEWAY DIRECTIONAL SIGN POLES, SUBJECT TO THE FOLLOWING CRITERIA:**
  - 1. ANTENNAS SHALL BE LIMITED TO SNUG-MOUNT, CANISTER-MOUNT, AND CONCEALED ANTENNAS**
  - 2. CANISTERS SHALL BE NO MORE THAN EIGHTEEN (18) INCHES IN DIAMETER, AND SHALL NOT INCREASE THE STANDARD SIGN POLE HEIGHT BY MORE THAN SIX (6) FEET;**
  - 3. ALL CABLES SHALL BE LOCATED INSIDE THE POLE;**
  - 4. EQUIPMENT CABINETS SHALL BE SCREENED BEHIND WALLS, POLE MOUNTED, OR BURIED UNDERGROUND; AND**
  - 5. COLORS SHALL MATCH APPROVED CORRIDOR COLORS.**

- H. WCF MONOPOLES (NEW OR REPLACEMENT), NOT INCLUDING MONOPOLES WITH A FLAG, SUBJECT TO THE FOLLOWING CRITERIA:**
  - 1. LIMITED TO EXISTING UTILITY SUBSTATIONS AND LIMITED TO ONE (1) WCF MONOPOLE EVERY 20,000 SQUARE FEET OF LAND ENCLOSED WITHIN SUBSTATION WALLS;**
  - 2. MONOPOLE AND EQUIPMENT CABINETS SHALL BE LOCATED IN AN EXISTING UTILITY SUBSTATION ENCLOSURE THAT IS FULLY SCREENED BY A SOLID WALL (NO WCF MONOPOLES OUTSIDE SUBSTATION SCREEN WALLS);**
  - 3. MONOPOLE SHALL BE LIMITED TO A MAXIMUM FORTY (40) FEET IN HEIGHT, INCLUDING ANTENNAS;**
  - 4. MONOPOLE SHALL HAVE A MAXIMUM DIAMETER OF FOURTEEN (14) INCHES;**
  - 5. ANTENNAS SHALL BE LIMITED TO SNUG-MOUNT, CANISTER-MOUNT, AND CONCEALED ANTENNAS;**
  - 6. CANISTER SHALL NOT EXCEED EIGHTEEN (18) INCHES IN DIAMETER; AND**
  - 7. EQUIPMENT CABINETS SHALL NOT BE VISIBLE FROM OUTSIDE THE WALL.**
  
- I. WCF EQUIPMENT CABINETS ON SINGLE-FAMILY LOTS, SUBJECT TO THE FOLLOWING CRITERIA:**
  - 1. LIMITED TO EQUIPMENT CABINETS ONLY (NO ANTENNAS)**
  - 2. LOTS SHALL BE A MINIMUM SIZE OF ONE (1) ACRE;**
  - 2. EQUIPMENT CABINETS SHALL BE BURIED, SCREENED, AND/OR HIDDEN;**
  - 3. EQUIPMENT CABINET LOCATIONS SHALL COMPLY WITH THE HEIGHT AND SETBACK REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT;**
  - 4. EQUIPMENT CABINETS WITH AIR-CONDITIONING SHALL BE ENCLOSED BY WALLS AND SETBACK A MINIMUM OF FIFTEEN (15) FEET FROM LOTS WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING; AND**
  - 4. ALL EQUIPMENT CABINETS THAT ARE LOCATED COMPLETELY UNDERGROUND ARE EXEMPT FROM SETBACK REQUIREMENTS.**

**C. TYPE 3 WCF. ALL TYPE 3 WCF SHALL BLEND WITH THE SURROUNDING ENVIRONMENT AND REQUIRE DEVELOPMENT REVIEW BOARD APPROVAL, SUBJECT TO SECTION 1.900.**

- 1. TYPE 3 WCF SHALL NOT INCLUDE THE FOLLOWING:**
  - A. WCF ANTENNAS ON LOTS WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING;**
  - B. WCF WITHIN THE RECOMMENDED STUDY BOUNDARY FOR THE MCDOWELL SONORAN PRESERVE AS APPROVED BY CITY COUNCIL.**
- 2. TYPE 3 WCF SHALL BE LIMITED TO THE FOLLOWING:**
  - A. WCF ON OR WITHIN BUILDINGS, WALLS, AND WATER TANKS, SUBJECT TO THE FOLLOWING CRITERIA.**
    - 1. WCF SHALL BE DESIGNED TO MATCH THE STRUCTURE ON WHICH IT IS MOUNTED;**
    - 2. EQUIPMENT CABINETS:**
      - A. SHALL BE LOCATED INSIDE BUILDINGS, SCREENED BEHIND WALLS, POLE MOUNTED, OR BURIED UNDERGROUND;**
      - B. SHALL COMPLY WITH THE HEIGHT AND SETBACK REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT;**
      - C. EQUIPMENT CABINETS WITH AIR-CONDITIONING SHALL BE ENCLOSED BY WALLS AND SETBACK A MINIMUM OF FIFTEEN (15) FEET FROM LOTS WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING; AND**
      - D. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT FROM THESE SETBACK REQUIREMENTS.**
  - B. WCF CO-LOCATED ON EXISTING COMMUNICATION MONOPOLES AND TOWERS SUBJECT TO THE FOLLOWING CRITERIA:**
    - 1. MONOPOLE OR TOWER SHALL NOT INCREASE IN HEIGHT BY MORE THAN TWELVE (12) FEET, NOT TO EXCEED EIGHTY (80) FEET (INCLUDING THE ANTENNA) IN TOTAL HEIGHT;**
    - 2. MONOPOLE SHALL NOT INCREASE THE DIAMETER OF THE EXISTING MONOPOLE BY MORE THAN SIXTY (60) PERCENT;**
    - 3. ANTENNAS SHALL NOT EXTEND MORE THAN TWO (2) FEET FROM THE MONOPOLE OR TOWER;**
    - 4. LIMITED TO THREE (3) SEPARATE WCF ON EACH MONOPOLE OR TOWER;**
    - 5. ALL CABLES SHALL BE LOCATED INSIDE THE MONOPOLE OR TOWER OR WITHIN AN ENCASEMENT COLORED TO MATCH THE MONOPOLE AND LOCATED ON A SIDE WITH THE LEAST VISUAL IMPACT;**
    - 6. EQUIPMENT CABINETS:**
      - A. SHALL BE LOCATED INSIDE BUILDINGS, SCREENED BEHIND WALLS, POLE MOUNTED, OR BURIED UNDERGROUND;**
      - B. EQUIPMENT CABINETS LOCATED IN ESL RIGHT-OF-WAY OR ESL SCENIC CORRIDORS SHALL NOT BE MORE THAN SIX (6) FEET TALL MEASURED ABOVE NATURAL GRADE AND ONE HUNDRED FIFTY (150) CUBIC FEET ABOVE NATURAL GRADE. COLORS SHALL MATCH CORRIDOR COLORS AND NO SCREENWALL IS REQUIRED.**

- C. EQUIPMENT CABINETS LOCATED OUTSIDE ESL RIGHT-OF-WAY AND ESL SCENIC CORRIDOR SHALL COMPLY WITH THE HEIGHT AND SETBACK REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT;
  - D. EQUIPMENT CABINETS WITH AIR-CONDITIONING SHALL BE ENCLOSED BY WALLS AND SETBACK A MINIMUM OF FIFTEEN (15) FEET FROM LOTS WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING; AND
  - E. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT FROM THESE SETBACK REQUIREMENTS.
- C. WCF LOCATED ON EXISTING OR REPLACED UTILITY POLES AND TOWERS, SUBJECT TO THE FOLLOWING CRITERIA:
- 1. WCF SHALL NOT BE LOCATED ON POLES/TOWERS PLANNED FOR REMOVAL BY THE CITY, UTILITY COMPANY, OR IMPROVEMENT DISTRICT;
  - 2. ANTENNAS LOCATED ON TWELVE-KILOVOLT (12-KV) POWER LINE POLES SHALL ONLY BE LOCATED ALONG COLLECTOR, ARTERIAL, OR HIGHER CLASSIFICATION STREETS;
  - 3. THERE SHALL BE NO MORE THAN THREE (3) SEPARATE WCF ON EACH POLE OR TOWER;
  - 4. POLE/TOWER SIZE, DIAMETER, AND HEIGHT SHALL BE NO LARGER/TALLER THAN WOULD NORMALLY ACCOMMODATE THE NECESSARY UTILITY (NOT TO EXCEED AN EIGHT (8) FOOT HEIGHT INCREASE);
  - 5. CANISTER SHALL NOT INCREASE THE POLE HEIGHT BY MORE THAN TWELVE (12) FEET, NOT TO EXCEED EIGHTY (80) FEET (INCLUDING THE ANTENNA);
  - 6. CANISTER SHALL NOT EXCEED EIGHTEEN (18) INCHES IN DIAMETER;
  - 7. ON POLES, ANTENNAS SHALL NOT EXTEND MORE THAN TWO (2) FEET FROM THE POLE;
  - 8. ON TOWERS, ANTENNAS SHALL NOT EXTEND MORE THAN TWO (2) FEET FROM THE TOWER OR EXCEED THE MAXIMUM WIDTH OF THE TOWER;
  - 9. ALL CABLES SHALL BE LOCATED INSIDE THE POLE OR WITHIN AN ENCASEMENT TO HIDE ALL CABLES COLORED TO MATCH THE POLE/TOWER AND LOCATED TO A SIDE WITH THE LEAST VISUAL IMPACT;
  - 10. EQUIPMENT CABINETS:
    - A. SHALL BE LOCATED INSIDE BUILDINGS, SCREENED BEHIND WALLS, POLE-MOUNTED, OR BURIED UNDERGROUND;
    - B. EQUIPMENT CABINETS LOCATED IN ESL RIGHT-OF-WAY OR ESL SCENIC CORRIDOR SHALL NOT BE MORE THAN SIX (6) FEET TALL MEASURED ABOVE NATURAL GRADE AND ONE HUNDRED FIFTY (150) CUBIC FEET ABOVE NATURAL GRADE. COLORS SHALL MATCH APPROVED CORRIDOR COLORS AND NO SCREENWALL IS REQUIRED.
    - C. EQUIPMENT CABINETS LOCATED OUTSIDE ESL RIGHT-OF-WAY AND ESL SCENIC CORRIDOR SHALL COMPLY WITH THE HEIGHT AND SETBACK REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT;
    - D. EQUIPMENT CABINETS WITH AIR-CONDITIONING SHALL BE ENCLOSED BY WALLS AND SETBACK A MINIMUM OF FIFTEEN (15)



**FEET FROM LOTS WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING; AND**

**E. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT FROM THESE SETBACK REQUIREMENTS.**

**D. WCF LOCATED ON EXISTING OR REPLACED SPORTS AND FIELD LIGHT POLES, SUBJECT TO THE FOLLOWING CRITERIA:**

- 1. THERE SHALL BE NO MORE THAN THREE (3) SEPARATE WCF ON EACH POLE;**
- 2. POLE SHALL NOT EXCEED THE DIAMETER OF THE EXISTING POLE BY SIXTY (60) PERCENT;**
- 3. CANISTER SHALL NOT INCREASE THE POLE HEIGHT BY MORE THAN TWELVE (12) FEET, NOT TO EXCEED EIGHTY (80) FEET (INCLUDING THE ANTENNA);**
- 4. CANISTER SHALL NOT EXCEED EIGHTEEN (18) INCHES IN DIAMETER;**
- 5. ANTENNAS SHALL NOT EXTEND MORE THAN TWO (2) FEET FROM THE POLE;**
- 6. ALL CABLES SHALL BE LOCATED INSIDE THE POLE OR WITHIN AN ENCASEMENT TO HIDE ALL CABLES COLORED TO MATCH THE POLE AND ORIENTED TO A SIDE WITH THE LEAST VISUAL IMPACT;**
- 7. EQUIPMENT CABINETS:**
  - A. SHALL BE LOCATED INSIDE BUILDINGS, SCREENED BEHIND WALLS, POLE MOUNTED, OR BURIED UNDERGROUND;**
  - B. EQUIPMENT CABINET LOCATIONS SHALL COMPLY WITH THE HEIGHT AND SETBACK REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT;**
  - C. EQUIPMENT CABINETS WITH AIR-CONDITIONING SHALL BE ENCLOSED BY WALLS AND SETBACK A MINIMUM OF FIFTEEN (15) FEET FROM LOTS WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING; AND**
  - D. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT FROM THESE SETBACK REQUIREMENTS.**

**E. WCF LOCATED ON TRAFFIC SIGNAL POLES, SUBJECT TO THE FOLLOWING CRITERIA:**

- 1. NEW SIGNAL POLES SHALL BE WARRANTED BY TRAFFIC VOLUMES, AS DETERMINED BY THE CITY;**
- 2. POLES AND WCF SHALL BE NO MORE THAN EIGHTEEN (18) INCHES IN DIAMETER AND SHALL NOT INCREASE THE STANDARD SIGNAL POLE HEIGHT BY MORE THAN SIX (6) FEET;**
- 3. ANTENNAS SHALL BE LIMITED TO SNUG-MOUNT, CANISTER-MOUNT, AND CONCEALED ANTENNAS;**
- 4. ALL CABLES SHALL BE LOCATED INSIDE THE POLE OR WITHIN AN ENCASEMENT TO HIDE ALL CABLES COLORED TO MATCH THE POLE AND ORIENTED TO A SIDE WITH THE LEAST VISUAL IMPACT;**
- 5. EQUIPMENT CABINETS:**
  - A. SHALL BE LOCATED INSIDE BUILDINGS, SCREENED BEHIND WALLS, POLE-MOUNTED, OR BURIED UNDERGROUND;**
  - B. EQUIPMENT CABINETS LOCATED IN ESL RIGHT-OF-WAY OR ESL SCENIC CORRIDOR SHALL NOT BE MORE THAN SIX (6) FEET TALL MEASURED ABOVE NATURAL GRADE AND ONE HUNDRED FIFTY**



- (150) CUBIC FEET ABOVE NATURAL GRADE. COLORS SHALL MATCH CORRIDOR COLORS AND NO SCREENWALL IS REQUIRED.
- C. EQUIPMENT CABINETS LOCATED OUTSIDE ESL RIGHT-OF-WAY AND ESL SCENIC CORRIDOR SHALL COMPLY WITH THE HEIGHT AND SETBACK REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT;
  - D. EQUIPMENT CABINETS WITH AIR-CONDITIONING SHALL BE ENCLOSED BY WALLS AND SETBACK A MINIMUM OF FIFTEEN (15) FEET FROM LOTS WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING; AND
  - E. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT FROM THESE SETBACK REQUIREMENTS.
- F. WCF CONCEALED WITHIN FLAGPOLES (MONOPOLES WITH A FLAG), SUBJECT TO THE FOLLOWING CRITERIA:
- 1. THE TOTAL HEIGHT OF THE FLAGPOLE SHALL NOT EXCEED SIXTY-FIVE (65) FEET (INCLUDING THE ANTENNA). ON SCHOOL PROPERTY (K-12) THE TOTAL HEIGHT OF THE POLE SHALL NOT EXCEED FIFTY (50) FEET (INCLUDING THE ANTENNA);
  - 2. THE DIAMETER OF THE FLAGPOLE SHALL NOT EXCEED FOURTEEN (14) INCHES;
  - 3. WCF SHALL BE LIMITED TO NO MORE THAN THREE (3) FLAGPOLES CONCEALING ANTENNAS PER SITE. NO SITE HAVING WCF FLAGPOLE(S) SHALL BE LOCATED WITHIN A ONE-HALF (½) MILE RADIUS OF ANOTHER SITE CONTAINING WCF FLAGPOLE(S);
  - 4. THE WCF SHALL HAVE A FRONT AND SIDE YARD SETBACK A MINIMUM OF ONE-HALF (½) FOOT FOR EVERY FOOT IN HEIGHT UP TO FIFTY (50) FEET, AND TWO (2) FEET FOR EVERY FOOT OVER FIFTY (50) FEET IN HEIGHT. THIS SETBACK ALSO APPLIES FROM LOTS WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING;
  - 5. ALL CABLES SHALL BE LOCATED INSIDE THE POLE;
  - 6. EQUIPMENT CABINETS:
    - A. SHALL BE LOCATED INSIDE BUILDINGS, SCREENED BEHIND WALLS, POLE MOUNTED, OR BURIED UNDERGROUND;
    - B. SHALL COMPLY WITH THE HEIGHT AND SETBACK REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT;
    - C. EQUIPMENT CABINETS WITH AIR-CONDITIONING SHALL BE ENCLOSED BY WALLS AND SETBACK A MINIMUM OF FIFTEEN (15) FEET FROM LOTS WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING; AND
    - D. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT FROM THESE SETBACK REQUIREMENTS.

<i>SEE OUTSTANDING ISSUES ATTACHMENT</i>
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- G. WCF LOCATED ON EXISTING OR REPLACED STREET LIGHT POLES, PARKING LOT LIGHT POLES, AND STREET SIGNS, SUBJECT TO THE FOLLOWING CRITERIA:
- 1. THE REPLACEMENT POLE AND WCF SHALL NOT INCREASE THE DIAMETER OF THE EXISTING POLE BY MORE THAN SIXTY (60) PERCENT, NOT TO EXCEED EIGHTEEN (18) INCHES TOTAL, OR

- INCREASE THE HEIGHT OF THE EXISTING POLE BY MORE THAN SIX (6) FEET;
- 2. ANTENNAS SHALL BE LIMITED TO SNUG-MOUNT, CANISTER-MOUNT, AND CONCEALED ANTENNAS;
- 3. ALL CABLES SHALL BE LOCATED INSIDE THE POLE OR WITHIN AN ENCASEMENT TO HIDE ALL CABLES COLORED TO MATCH THE POLE AND ORIENTED TO A SIDE WITH THE LEAST VISUAL IMPACT;
- 3. EQUIPMENT CABINETS:
  - A. SHALL BE LOCATED INSIDE BUILDINGS, SCREENED BEHIND WALLS, POLE MOUNTED, OR BURIED UNDERGROUND;
  - B. EQUIPMENT CABINET LOCATIONS SHALL COMPLY WITH THE HEIGHT AND SETBACK REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT;
  - C. EQUIPMENT CABINETS WITH AIR-CONDITIONING SHALL BE ENCLOSED BY WALLS AND SETBACK A MINIMUM OF FIFTEEN (15) FEET FROM LOTS WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING; AND
  - D. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT FROM THESE SETBACK REQUIREMENTS.
- H. WCF LOCATED ON FREEWAY DIRECTIONAL SIGN POLES, SUBJECT TO THE FOLLOWING CRITERIA:
  - 1. ANTENNAS SHALL BE LIMITED TO SNUG-MOUNT, CANISTER-MOUNT, AND CONCEALED ANTENNAS
  - 2. CANISTERS SHALL BE NO MORE THAN EIGHTEEN (18) INCHES IN DIAMETER, AND SHALL NOT INCREASE THE STANDARD SIGN POLE HEIGHT BY MORE THAN SIX (6) FEET;
  - 4. ALL CABLES SHALL BE LOCATED INSIDE THE POLE OR ENCASED IN A SHEATH TO MATCH POLE;
  - 5. EQUIPMENT CABINETS SHALL BE SCREENED BEHIND WALLS, POLE MOUNTED, OR BURIED UNDERGROUND; AND
  - 6. COLORS SHALL MATCH CORRIDOR COLORS.
- I. ALTERNATIVE CONCEALMENT WCF, SUBJECT TO THE FOLLOWING CRITERIA:
  - 1. FACILITY SHALL NOT EXCEED THE HEIGHTS ALLOWED IN THE UNDERLYING ZONING DISTRICT;
  - 2. EQUIPMENT CABINETS SHALL BE CONCEALED WITHIN THE STRUCTURE, FULLY SCREENED, OR BURIED UNDERGROUND;
  - 3. EQUIPMENT CABINET LOCATIONS SHALL COMPLY WITH THE HEIGHT AND SETBACK REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT;
  - 4. EQUIPMENT CABINETS WITH AIR-CONDITIONING SHALL BE ENCLOSED BY WALLS AND SETBACK A MINIMUM OF FIFTEEN (15) FEET FROM LOTS WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING; AND
  - 5. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT FROM THESE SETBACK REQUIREMENTS.

**D. TYPE 4 WCF.** TYPE 4 WCF ARE THE LEAST PREFERRED AND GENERALLY HAVE THE MOST IMPACT ON THEIR SURROUNDING ENVIRONMENTS. ALL TYPE 4 WCF SHALL REQUIRE A CONDITIONAL USE PERMIT AND ARE SUBJECT TO DEVELOPMENT REVIEW BOARD APPROVAL (SUBJECT TO ZONING ORDINANCE ARTICLE 1).

**1. TYPE 4 WCF INCLUDE:**

**A. THE FOLLOWING WCF ARE CLASSIFIED AS TYPE 4 IF THEY DO NOT MEET THE CRITERIA TO BE CLASSIFIED AS TYPE 1, 2, OR TYPE 3:**

- 1. WCF LOCATED ON OR WITHIN BUILDINGS, WALLS, AND WATER TANKS;**
- 2. WCF CO-LOCATED ON EXISTING COMMUNICATION MONOPOLES AND TOWERS;**
- 3. WCF LOCATED ON EXISTING OR REPLACED UTILITY POLES AND TOWERS;**
- 4. WCF LOCATED ON EXISTING OR REPLACED SPORTS AND FIELD LIGHT POLES;**
- 5. WCF LOCATED ON EXISTING OR REPLACED STREET LIGHT POLES AND PARKING LIGHT POLES;**
- 6. WCF LOCATED ON EXISTING OR REPLACED TRAFFIC SIGNAL POLES;**
- 7. WCF CONCEALED WITHIN FLAGPOLES (MONOPOLES WITH A FLAG); AND**
- 8. ALTERNATIVE CONCEALMENT WCF.**

**B. WCF, INCLUDING BOTH ANTENNAS AND EQUIPMENT, LOCATED ON LOTS WHERE THE EXISTING PRIMARY USE IS A SINGLE-FAMILY DWELLING AND WHERE THE LOT SIZE IS A MINIMUM OF FIVE (5) ACRES. THESE WCF SHALL MEET THE HEIGHT AND BUILDING SETBACK RESTRICTIONS OF THE UNDERLYING ZONING DISTRICT, AND SHALL BE ARCHITECTURALLY INTEGRATED INTO AN EXISTING BUILDING. NO WCF SHALL BE ALLOWED ON STRUCTURES NEEDING ADDITIONAL HEIGHT ALLOWED IN SECTION 7.100 UNLESS THE ADDITIONAL HEIGHT WAS BUILT PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE PROVISION.**

**C. WCF LOCATED WITHIN THE RECOMMENDED STUDY BOUNDARY FOR THE MCDOWELL SONORAN PRESERVE AS APPROVED BY CITY COUNCIL, EXCEPT NEW COMMUNICATION MONOPOLES OR TOWERS.**

**D. THE FOURTH OR MORE WCF CO-LOCATED ON ANY ONE TOWER OR POLE.**

**E. WCF LOCATED ON UTILITY POLES/TOWERS THAT ARE PLANNED FOR REMOVAL BY THE CITY, UTILITY COMPANY, OR IMPROVEMENT DISTRICT.**

**F. COMMUNICATION (WCF) MONOPOLES OR TOWERS (NEW OR REPLACEMENT), NOT INCLUDING MONOPOLES WITH A FLAG, SUBJECT TO THE FOLLOWING:**

**1. MONOPOLES OR TOWERS ON ANY SCHOOL PROPERTY (K-12):**

**A. ANTENNA HEIGHTS SHALL NOT EXCEED EIGHT (8) FEET, NOT TO EXCEED EIGHTY (80) FEET IN TOTAL HEIGHT (INCLUDING THE ANTENNA).**

**2. MONOPOLES OR TOWERS IN THE I-1, C-4, AND S-S DISTRICTS:**

**A. HEIGHT SHALL NOT EXCEED EIGHTY (80) FEET INCLUDING ALL ANTENNAS;**

- B. SHALL BE SEPARATED FROM THE NEAREST MONOPOLE OR TOWER A MINIMUM DISTANCE OF ONE-QUARTER (1/4) MILE; AND
  - C. WCF WHICH ARE LOCATED WITHIN TWO HUNDRED (200) FEET OF A DESIGNATED ARTERIAL OR COLLECTOR STREET, OR WITHIN THREE HUNDRED (300) FEET OF A R1 ZONED PROPERTY, SHALL HAVE FRONT AND SIDE YARD SETBACKS A MINIMUM OF TWO (2) FEET FOR EVERY ONE (1) FOOT IN HEIGHT.
3. MONOPOLES OR TOWERS IN THE C-S, C-2, C-3, P.N.C., P.C.C., P.R.C., C-O, PCP, AND W-P DISTRICTS:
- A. HEIGHT SHALL NOT EXCEED FORTY (40) FEET INCLUDING ALL ANTENNAS. MONOPOLES UP TO FIFTY (50) FEET IN HEIGHT WILL BE ALLOWED IN THESE DISTRICTS IF TWO (2) PROVIDERS LOCATE WCF ON THE POLE AT THE TIME OF FINAL PLANS APPROVAL.
  - B. ANY NEW MONOPOLE OR TOWER SHALL BE SEPARATED FROM THE NEAREST MONOPOLE OR TOWER A MINIMUM DISTANCE OF ONE-QUARTER (1/4) MILE.
4. ADDITIONAL SETBACKS FOR MONOPOLES AND TOWERS.
- A. MONOPOLES OR TOWERS SHALL HAVE A SETBACK FROM THE NEAREST EDGE OF A SCENIC CORRIDOR, VISTA CORRIDOR OR ANY LAND ZONED OPEN SPACE (O-S), CONSERVATION OPEN SPACE (COS), HILLSIDE CONSERVATION (HC) OR CONSERVATION AREA A MINIMUM OF THREE (3) FEET FOR EVERY ONE (1) FOOT IN HEIGHT.
  - B. MONOPOLES OR TOWERS SHALL HAVE A MINIMUM SETBACK FROM ANY ESLO SPECIAL FEATURE OF THREE HUNDRED (300) FEET.
  - C. MONOPOLES OR TOWERS SHALL HAVE A SETBACK FROM LOTS WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING A MINIMUM OF THREE (3) FEET FOR EVERY ONE (1) FOOT OF HEIGHT.
- G. *TYPE 4 EQUIPMENT CABINETS.* EQUIPMENT CABINETS FOR ALL TYPE 4 WCF SHALL BE LOCATED INSIDE BUILDINGS/STRUCTURES, SCREENED BEHIND WALLS, POLE MOUNTED, OR BURIED UNDERGROUND. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT FROM THESE SETBACK REQUIREMENTS. HOWEVER, ALL EQUIPMENT CABINETS WITH AIR-CONDITIONING SHALL BE ENCLOSED AND SETBACK A MINIMUM OF FIFTEEN (15) FEET FROM LOTS WHERE THE EXISTING OR PLANNED PRIMARY USE IS A SINGLE-FAMILY DWELLING.
8. *WCF SUBMITTAL REQUIREMENTS:* APPLICANTS PROPOSING NEW WCF (TYPES 1,2,3,OR 4) SHALL SUBMIT THE FOLLOWING:
- A. ALL WCF:
    - 1. A WRITTEN REPORT VERIFYING THAT, AT ITS MAXIMUM LOAD, THE COMMUNICATION EQUIPMENT MEETS OR EXCEEDS THE FEDERAL COMMUNICATION COMMISSION RADIO FREQUENCY SAFETY REGULATIONS. THE COMBINED RADIO FREQUENCY LEVELS SHALL BE PROVIDED FOR ALL CO-LOCATION WCF AND ANY OTHER WCF WITHIN ONE HUNDRED FIFTY (150) FEET. THIS IS REQUIRED BEFORE COMMUNICATION OPERATIONS CAN BEGIN, BEFORE ANY EXTENSION

**PERIODS ARE GRANTED, AND BEFORE THE CITY'S ACCEPTANCE OF ANY IMPROVEMENTS OR UPGRADES TO THE WCF;**

***SEE OUTSTANDING ISSUES ATTACHMENT***

- 2. A MAP OF THE SERVICE AREA FOR THE WCF;**
- 3. A MAP THAT SHOWS OTHER EXISTING OR PLANNED WCF THAT WILL BE USED BY THE WCF PROVIDER WHO IS MAKING THE APPLICATION. DESCRIBE THE HEIGHT, MOUNTING STYLE, AND NUMBER OF ANTENNAS ON EACH WCF;**
- 4. PHOTO DOCUMENTATION OF EXISTING CONDITIONS;**
- 5. A PHOTO SIMULATION (EXCEPT FOR TYPE 1 WCF);**
- 6. A CONCEALMENT AND SCREENING PLAN SHOWING THE WCF BLENDING WITH THE EXISTING ENVIRONMENT;**
- 7. WRITTEN DESCRIPTION OF EFFORTS TO MINIMIZE THE VISUAL IMPACT OF THE ANTENNAS AND EQUIPMENT CABINETS;**
- 8. A SITE LINE REPRESENTATION DRAWING;**
- 9. COMMUNITY NOTIFICATION DOCUMENTATION, INCLUDING THE NAMES AND DATES (NOTIFICATION SHALL BE A MINIMUM 15 DAYS PRIOR TO APPLICATION SUBMITTAL); AND**
- 10. WRITTEN DESCRIPTION OF CONFORMANCE WITH APPLICABLE DESIGN GUIDELINES AND USE PERMIT CRITERIA.**

**B. NEW TOWERS AND MONOPOLES (INCLUDING MONOPOLES WITH FLAGS):**

- 1. A MAP THAT SHOWS ANY WCF MONOPOLES OR TOWERS, AND MONOPOLES WITH FLAGS, WITHIN A MILE RADIUS OF THE PROJECT THAT ARE EXISTING OR ARE CURRENTLY UNDER CONSTRUCTION;**
- 2. WRITTEN DESCRIPTION OF ANY EFFORTS TO CO-LOCATE THE PROPOSED WCF ON ANOTHER SITE OR BUILDING. INCLUDE A MAP OF THE SITES AND PROVIDE ENGINEERING INFORMATION OR LETTERS FROM THE OWNERS OF THE SITE DESCRIBING WHY CO-LOCATION IS NOT A POSSIBILITY;**
- 3. A MAP THAT SHOWS OTHER POTENTIAL STAND-ALONE LOCATIONS FOR THE PROPOSED WCF THAT HAVE BEEN EXPLORED. DESCRIBE WHY THE PROPOSED LOCATION IS SUPERIOR TO OTHER POTENTIAL LOCATIONS. FACTORS TO CONSIDER IN THE COMMUNITY PERSPECTIVE SHALL INCLUDE: COSTS, VISUAL ASPECTS, SETBACKS, AND PROXIMITY TO SINGLE FAMILY RESIDENCES;**
- 4. WRITTEN DESCRIPTION OF EFFORTS TO BLEND THE WCF WITH THE SURROUNDING AREA, INCLUDING THE PROCESS FOR ARRIVING AT THE COLOR AND MATERIALS FOR THE PROPOSED MONOPOLE OR TOWER;**
- 5. WRITTEN DESCRIPTION OF EFFORTS TO MINIMIZE THE DIAMETER OF THE POLE AND THE MASS OF THE TOWER SUPPORTING THE PROPOSED WCF. PROVIDE ENGINEERING/STRUCTURAL INFORMATION RELATED TO THESE EFFORTS; AND**
- 6. WRITTEN DESCRIPTION OF ALL EQUIPMENT THAT WILL BE ANCILLARY TO THE ANTENNAS, SUCH AS WHIP AND DISH ANTENNAS. DESCRIBE THE FUNCTION OF THIS ANCILLARY EQUIPMENT AND THE NEED TO LOCATE IT ON THIS WCF.**

**C. PROPERTIES WITHIN THE ENVIRONMENTALLY SENSITIVE LANDS (ESL) DISTRICT:**

- 1. PHOTO SIMULATIONS TAKEN FROM THE CLOSEST STREETS AND SINGLE FAMILY RESIDENCES SURROUNDING THE PROPOSED SITE;**

2. COLOR SAMPLES AND THEIR LIGHT REFLECTIVE VALUES; AND
3. WRITTEN ANALYSIS DESCRIBING THE MOST EFFECTIVE WAY TO SCREEN OF BLEND THE NEW WCF WITH THE SURROUNDING ENVIRONMENT.

D. ALL WCF LOCATED ON SCHOOL PROPERTIES (K-12) SHALL PROVIDE A LETTER DEMONSTRATING THAT THE PARENTS OF THE STUDENTS AND THE SURROUNDING NEIGHBORS WERE PROPERLY NOTICED OF THE PROPOSED WCF (LETTERS SENT OUT, DATES AND TIMES OF PUBLIC MEETINGS, LIST OF ATTENDEES, AND MINUTES OF MEETING).

THE ZONING ADMINISTRATOR OR DESIGNEE MAY REQUIRE ADDITIONAL INFORMATION OR MAY WAIVE SUBMITTAL REQUIREMENTS DETERMINED UNNECESSARY FOR APPROPRIATE REVIEW OF THE PROJECT.

**7. COMMUNITY NOTIFICATION.**

1. *TYPE 1 AND TYPE 2 WCF.* THE APPLICANT SHALL INFORM RESIDENCES AND PROPERTY OWNERS WITHIN 300 FEET OF THE PROPOSED WCF (INCLUDING HOMEOWNER ASSOCIATIONS) TO EXPLAIN THE PROPOSED PROJECT.
2. *TYPE 3 AND TYPE 4 WCF.* THE APPLICANT SHALL HAVE A PUBLIC MEETING WITH COMMUNITY GROUPS AND INDIVIDUALS WHO RESIDE OR OWN PROPERTY WITHIN 300 FEET OF THE PROPOSED WCF (INCLUDING ADJACENT LANDOWNERS AND HOMEOWNER ASSOCIATIONS) TO EXPLAIN THE PROPOSED PROJECT. THE PURPOSE OF THESE MEETINGS IS TO SOLICIT SUGGESTIONS FROM THESE GROUPS ABOUT THE APPLICANT'S PROPOSAL AND IMPACT MITIGATION MEASURES. WCF ON SCHOOL PROPERTIES ALSO NEED TO DEMONSTRATE PARENTS AND SURROUNDING NEIGHBORS WERE NOTIFIED. APPLICANT SHALL MAKE A CONCERTED EFFORT TO INCORPORATE THE COMMUNITY SUGGESTIONS FOR IMPACT MITIGATION GENERATED BY THE MEETINGS AND DESCRIBE EFFORTS IN THE APPLICATION. APPLICANT SHALL BE PREPARED TO DISCUSS TECHNICAL AND VISUAL ASPECTS OF THE PROJECT AND ALTERNATIVE SITES AT THESE MEETINGS. APPLICANT SHALL PROVIDE DETAILED DOCUMENTATION OF WHO ATTENDED THE MEETINGS, AND WHAT WAS DISCUSSED. WRITTEN DOCUMENTATION SHOWING SUCH COMMUNICATION IS REQUIRED AT THE TIME OF APPLICATION SUBMITTAL.

<i>SEE OUTSTANDING ISSUES ATTACHMENT</i>
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8. *THIRD PARTY REVIEW.* STAFF MAY REQUIRE A THIRD PARTY REVIEW OF THE TECHNICAL DATA SUBMITTED BY THE PROVIDER, TO BE PAID FOR BY THE APPLICANT. SELECTION OF THE THIRD PARTY EXPERT MAY BE BY MUTUAL AGREEMENT AMONG THE APPLICANT AND INTERESTED PARTIES OR AT THE DISCRETION OF THE CITY, WITH A PROVISION FOR THE APPLICANT AND INTERESTED PARTIES TO COMMENT ON THE PROPOSED EXPERT(S) AND TO REVIEW QUALIFICATIONS.

THE EXPERT REVIEW IS INTENDED TO BE A SITE-SPECIFIC REVIEW OF TECHNICAL ASPECTS OF THE WIRELESS COMMUNICATIONS SERVICE WCF AND NOT A SUBJECTIVE REVIEW OF THE SITE SELECTION. SUCH A REVIEW SHALL ADDRESS THE ACCURACY AND COMPLETENESS OF THE TECHNICAL DATA, WHETHER THE ANALYSIS TECHNIQUES AND METHODOLOGIES ARE LEGITIMATE, THE VALIDITY OF THE CONCLUSIONS AND ANY SPECIFIC TECHNICAL ISSUES OUTLINED BY THE CITY COUNCIL, PLANNING COMMISSION, STAFF, OR INTERESTED PARTIES.

**THE EXPERT REVIEW OF TECHNICAL SUBMISSION SHALL ADDRESS THE FOLLOWING:**

- A. THE ACCURACY AND COMPLETENESS OF SUBMISSIONS;**
  - B. THE APPLICABILITY OF ANALYSIS TECHNIQUES AND METHODOLOGIES;**
  - C. THE VALIDITY OF CONCLUSIONS REACHED; AND**
  - D. ANY SPECIFIC TECHNICAL ISSUES DESIGNATED BY THE CITY COUNCIL OR PLANNING COMMISSION.**
- 9. *ABANDONMENT.* WCF WHICH ARE NOT IN USE FOR SIX (6) MONTHS SHALL BE REMOVED BY THE SERVICE PROVIDER OR THE PROPERTY OWNER. THIS REMOVAL SHALL OCCUR WITHIN NINETY (90) DAYS OF THE END OF SUCH SIX-MONTH PERIOD. UPON REMOVAL, THE SITE SHALL BE REVEGETATED TO BLEND WITH THE SURROUNDING VEGETATION.**